

3.00

237474

CERTIFICATION

SUMMIT COUNTY
CLERK AND RECORDER
MAR 19 12 53 PM '82
ARLYS H. WARD

I, Carlin W. Halterman, duly elected and acting Secretary of Mortgage Trust of America do hereby certify that at a meeting, duly called and held, of the Board of Trustees of Mortgage Trust of America on November 4, 1980 at which meeting a quorum of the said Board of Trustees was present and acting throughout, the following resolution was adopted:

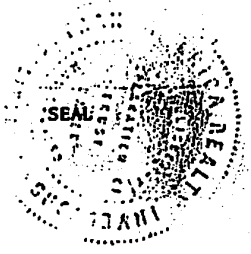
Whereas, at a special meeting of the shareholders of Mortgage Trust of America duly called and held on November 4, 1980 the said shareholders did authorize the Board of Trustees to change the name of the said Mortgage Trust of America to Transamerica Realty Investors, now therefore be it:

RESOLVED that the name of this Trust be and it hereby is Transamerica Realty Investors;

RESOLVED further that the officers of the said Trust are hereby authorized and directed to take any and all action necessary to effect this change with the New York and Pacific Stock Exchanges and to comply with the laws of any and all state and local jurisdiction wherein the said Trust is authorized to transact business.

I do further certify that no subsequent action has been taken by the Trustees and that this resolution remains in full force and effect.

In witness whereof, I have set my hand and the seal of said Trust this
3rd day of March 1982



Carlin W. Halterman
Carlin W. Halterman
Secretary

304327

SHERIFF COUNTY
CLERK AND RECORDERSEP 27 2:38 PM '85
COLLEEN RICHMONDRecorded at 10:45 A. SEP - 4 1985
Reception No. 2448228 MARGUERITE PAGZ, Recorder

1021567

Recording Requested By
and When Recorded
Return to:Transamerica Realty Services, Inc.
1150 South Olive Street
Suite 2723
Los Angeles, California 90015

Attention: Lyman K. Lokken

1253-345

AFFIDAVITSTATE OF CALIFORNIA } ss:
COUNTY OF SAN FRANCISCO }The undersigned K. L. Colwell, a Resident
of California, being first duly sworn, on oath
affirms and says:

1. That he is the duly elected, qualified and acting
Trustee of Transamerica Realty Investors, a California trust
(hereinafter referred to as the "Trust").

2. That the current name of the Trust is Transamerica
Realty Investors, that the prior name of the Trust was Mortgage
Trust of America, and that such name was changed to Transamerica
Realty Investors as evidenced by that certain Certification, dated
November 10, 1981, recorded in Book 3540, at Page 320 in the
Official Records of the Arapahoe County Recorder, marked:
Reception No. 2127853.

3. That the names and addresses of all duly elected,
qualified and acting Trustees of the Trust (the "Trustees")
who are represented by such name are as follows:

Kent L. Colwell

500 Montgomery Street
16th Floor
San Francisco, California 94111873567
\$9.00

BOOK 4253 PAGE 346

James P. Conn	600 Montgomery Street 16th Floor San Francisco, California 94111
Warren G. Haight	600 Montgomery Street 16th Floor San Francisco, California 94111
John F. Havens	600 Montgomery Street 16th Floor San Francisco, California 94111
William S. Lund	600 Montgomery Street 16th Floor San Francisco, California 94111
J. Patrick Mahoney	600 Montgomery Street 16th Floor San Francisco, California 94111
Blair C. Pascoe	600 Montgomery Street 16th Floor San Francisco, California 94111
Richard M. Robbins	600 Montgomery Street 16th Floor San Francisco, California 94111
Albert H. Scheaf	600 Montgomery Street 16th Floor San Francisco, California 94111

4. That pursuant to authority contained in the Declaration of Trust of Transamerica Realty Investors, as amended, and resolutions of the Trustees, Lyman K. Lokken, as vice-president of the Trust, or any other vice-president of the Trust, is empowered to and may execute and deliver all documents, contracts, agreements, deeds, commitments and other instruments in connection with the sale, transfer or disposition of investments of the Trust.

5. That this Affidavit supercedes and replaces that certain Affidavit recorded on July 21, 1977, in Book 2620, at Page 483, of the Official Records of the Arapahoe County Recorder.

This Affidavit is dated this 16th day of August, 1984.

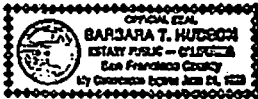
K. G. Hedwall

STATE OF CALIFORNIA }
CITY AND } ss.
COUNTY OF SAN FRANCISCO }

BOOK 4253 PAGE 347

The foregoing instrument was acknowledged before me this
16th day of August, 1984, by Kent L. Colwell the
Trustee of Transamerica Realty Investors, a
California trust.

Witness my hand and official seal.



Barbara T. Hudson
Notary Public, State of California
My commission expires June 24, 1988

NO. 305 CERTIFICATE OF COPY OF RECORD

STATE OF COLORADO, }
County of ARAPAHOE } ss.

I, MARJORIE PAGE, County Clerk

and Recorder in and for said County, in the State aforesaid, do hereby certify that the foregoing is a
full, true and correct Copy of Affidavit

the same appears upon the records of my office. Book 4253

Page 345-347
Given under my hand and official seal, this 26th day of

September, A. D. 1985, 12:26 o'clock P.M.

Marjorie Page
By: Stuart Bitter County Clerk and Recorder

Wednesday, October 7, 2015
7:16:20 AM

Clerk & Records Office - Recorded Document Search

[Reception Search](#) [Plat Search](#) [Advanced Search](#) [Marriage Search](#) [Civil Union Search](#) [Search Results](#)

Recorded Document Search Results: 1 document

Search Results	Reception	Recorded	Doc Type	Pages	Doc. Fee	Grantor	Grantee	Legal	Related	Block	Lot	Filing	Phase	Return Address
398598	338528	1/14/1991 3:56:00 AM	CTF	2	.00	TRANSAMERICA REALTY INVESTORS, DELAWARE STATE OF	TRANSAMERICA REALTY INVESTORS	Schedule #: 2803373 Schedule #: 2809666 Schedule #: 2809426 Sch/PP1 #: 2809666 2371-0530-00-015 Sch/PP1 #: 2809426 2371-0530-00-017		0	0	0	0	SUMMIT COUNTY ABSTRACT CO., BRECKENRIDGE CO 80424, , ,

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10.00-



398598
JAN 14 3 02 PM '91
CHRIS L. SMITH

State of DELAWARE

Office of SECRETARY OF STATE

I, Michael Harkins, Secretary of State of the State of Delaware,
do hereby certify that the attached is a true and correct copy of
Certificate of _____ Amendment
filed in this office on December 18, 1986



Michael Harkins
Michael Harkins, Secretary of State
BY: *S. Frady*
DATE: January 9, 1991

8603520179

FILED 9 AM
DEC 18 1986

CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF INCORPORATION
OF
TRANSAMERICA REALTY INVESTORS
CORPORATION

John D. Benzie
Secretary

Pursuant to Section 242 of the General Corporation
Law of the State of Delaware

TRANSAMERICA REALTY INVESTORS CORPORATION,
a Delaware corporation (the "Company"), does hereby certify
as follows:

1. Article First of the Company's Certificate of
Incorporation is hereby amended to read in its entirety as
set forth below:

"FIRST": The name of the Corporation is
TRANSAMERICA REALTY INVESTMENT CORPORATION.

2. This Certificate of Amendment was duly adopted in
accordance with the provisions of Section 242 of the General
Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, TRANSAMERICA REALTY INVESTORS
CORPORATION has caused this Certificate of Amendment to be
executed in its corporate name this 17th day of December,
1986.

ATTEST:

TRANSAMERICA REALTY INVESTORS
CORPORATION

By:

John D. Benzie
John D. Benzie,
Secretary

By:

John D. Benzie
John D. Benzie

①
206646
10.00



DORIS L. BRILL

JAN 14 3 56 PM '91

SUMMIT COUNTY
CLERK AND RECORDER

398598

State of DELAWARE

Office of SECRETARY OF STATE

I, Michael Harkins, Secretary of State of the State of Delaware,
do hereby certify that the attached is a true and correct copy of
Certificate of _____ Amendment _____
filed in this office on December 18, 1986 _____



Michael Harkins

Michael Harkins, Secretary of State
BY: *J. Frady*

DATE: January 9, 1991 _____

8603520179

FILED 9 AM
DEC 18 1986

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TO THE
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TRANSAMERICA REALTY INVESTORS
CORPORATION

By: 

John D. Benzie,
Secretary

By: 

Wednesday, October 7, 2015
7:16:20 AM

Clerk & Records Office - Recorded Document Search

[Reception Search](#) [Plat Search](#) [Advanced Search](#) [Marriage Search](#) [Civil Union Search](#) [Search Results](#)

Recorded Document Search Results: 1 document

# Search Results	Reception	Recorded	Doc Type	Pages	Doc. Fee	Grantor	Grantee	Legal	Related	Block	Lot	Filing	Phase	Return Address
1-398600	10/24/00	1/14/1991 3:56:00 AM	CTF	2	.00	TRANSAMERICA REALTY INVEST, DELAWARE STATE OF	TRANSAMERICA REALTY INVEST	Schedule #: 2809666 Schedule #: 2809426 Sch/PP1 #: 2809426 2371-0530-00-017 Sch/PP1 #: 2809666 2371-0530-00-015 Schedule #: 2803373		0	0	0	0	SUMMIT COUNTY ABSTRACT CO, BRECKENRIDGE CO 80424, , ,

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CORIS L. BRUN

JAN 14 3 55 PM '90

COMM. TO NY
CLERK AND RECORDED

398600

State of DELAWARE

Office of SECRETARY OF STATE

I, Michael Harkins, Secretary of State of the State of Delaware,
do hereby certify that the attached is a true and correct copy of
Certificate of Amendment
filed in this office on January 3, 1990



Michael Harkins
Michael Harkins, Secretary of State

BY: *frady*

DATE: January 9, 1991

CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF INCORPORATION
OF

TRANSAMERICA REALTY INVESTMENT CORPORATION

TRANSAMERICA REALTY INVESTMENT CORPORATION, a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "Corporation"), DOES HEREBY CERTIFY:

FIRST: That the Board of Directors of the Corporation has duly adopted, by unanimous written consent, resolutions setting forth proposed amendments to the Certificate of Incorporation of the Corporation and declaring such amendments to be advisable. The resolutions setting forth the proposed amendments are as follows:

NOW, THEREFORE, BE IT RESOLVED, that, effective December 31, 1989 and subject to approval by the stockholders of the Corporation, Article FIRST of the Corporation's Certificate of Incorporation is amended to read in its entirety as follows:

"FIRST: The name of the Corporation is TRANSAMERICA REALTY SERVICES, INC. (hereinafter the "Corporation")."

SECOND: That the sole stockholder of the Corporation has duly adopted such amendment by written consent in accordance with the provisions of Section 228 of the General Corporation Law of the State of Delaware.

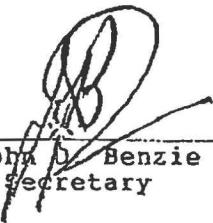
THIRD: That such amendments were duly adopted in accordance with the provisions of Section 242 of the General Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, the Corporation has caused this Certificate of Amendment to be signed by its President and attested by its Secretary, this 31st day of December, 1989.

TRANSAMERICA REALTY INVESTMENT CORPORATION

By 
Kent L. Colwell
President

ATTEST:

By 
John D. Benzie
Secretary

(3)

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10.00



398600
SUMMIT COUNTY
CLERK AND RECORDER
JAN 14 3 56 PM '91
DORIS L. BRILL

State of DELAWARE

Office of SECRETARY OF STATE

I, Michael Harkins, Secretary of State of the State of Delaware,
do hereby certify that the attached is a true and correct copy of
Certificate of _____ Amendment
filed in this office on January 3, 1990



Michael Harkins

Michael Harkins, Secretary of State
BY: *J. Frady*

DATE: January 9, 1991

STATE OF DELAWARE
SECRETARY OF STATE
DIVISION OF CORPORATIONS
FILED 10:00 AM 01/03/1990
900045040 - 2096731

CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF INCORPORATION
OF
TRANSAMERICA REALTY INVESTMENT CORPORATION

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FIRST: That the Board of Directors of the Corporation has duly adopted, by unanimous written consent, resolutions setting forth proposed amendments to the Certificate of Incorporation of the Corporation and declaring such amendments to be advisable. The resolutions setting forth the proposed amendments are as follows:

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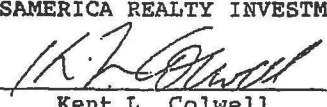
SECOND: That the sole stockholder of the Corporation has duly adopted such amendment by written consent in accordance with the provisions of Section 228 of the General Corporation Law of the State of Delaware.

THIRD: That such amendments were duly adopted in accordance with the provisions of Section 242 of the General Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, the Corporation has caused this Certificate of Amendment to be signed by its President and attested by its Secretary, this 31st day of December, 1989.

TRANSAMERICA REALTY INVESTMENT CORPORATION

By


Kent L. Colwell
President

ATTEST:

By


John D. Benzie
Secretary